

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

AUGUST 2, 2010

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present:

Chairman Harold Sanger
Steve Lichtenfeld, Aldermanic Representative
Craig S. Owens, City Manager
Jim Liberman
Marc Lopata
Scott Wilson
Ron Reim

Absent:

None

Also Present:

Susan Istenes, Director of Planning & Development Services
Jason Jaggi, Senior Planner
Kevin O'Keefe, City Attorney

Chairman Sanger welcomed everyone to the meeting. He asked that all cell phone ringers be turned off or muted and that conversations take place outside the room so as not to disrupt the meeting.

MINUTES

The minutes of the July 19, 2010 meeting were presented for approval. The minutes were approved, after having been previously distributed to each member.

FRONT YARD RETAINING WALL – SINGLE FAMILY RESIDENCE - 7200 WYDOWN BLVD.

Ms. Karen Lowe, Landscape Architect with Moynihan & Associates, was in attendance at the meeting.

Susan Istenes explained that this is a request for the installation of a front yard retaining wall and aluminum pool fence. (Section 405.1900 of the City of Clayton Land Use Code requires that all front yard retaining walls and fences in single family dwelling districts be approved by the Architectural Review Board prior to installation). The subject property is located on a corner lot in the Claverach Park Subdivision. The retaining wall is proposed to be placed within the required front yard setback along Hillvale Drive. An existing concrete block wall and wood privacy fence will remain around the pool area on the southwest corner of the subject property. A portion of the existing wood privacy fence will be removed, and the remaining portion will adjoin with the new aluminum pool fence. A portion of the existing concrete block wall will be removed, and the remaining portion will adjoin with the new retaining wall. The retaining wall will be constructed of Belgard Celtik blocks in two sizes, both beige in color. The pool fence above will be black aluminum with flat top and bottom rails. At its highest point, the Belgard Celtik retaining wall will measure 3.75 feet in height. The aluminum fence above will measure approximately 4 feet in height. Staff estimates that the proposed retaining wall will be located 15 feet from the property line along Hillvale Drive and approximately 57 feet from the curb at the intersection of Wydown Boulevard and Hillvale Drive. A boxwood hedge will be visible at the top of the retaining wall along the outer edge of the proposed aluminum pool fence. Flower beds will be planted at the base of the proposed retaining wall along the two sides facing Wydown Boulevard and Hillvale Drive. Susan noted that Subdivision trustee approval has been submitted and that planting beds at the base of the wall and an evergreen hedge surrounding the proposed pool fence will largely screen the wall and fence from view along the two street fronts. Four small deciduous trees will be removed and replaced to accommodate the retaining wall. The existing eastern front yard slopes downward toward the southeast corner of the property. Runoff direction will remain unchanged. Susan indicated that staff's recommendation is to approve as submitted.

Ms. Lowe introduced the owners to the members.

Chairman Sanger asked Ms. Lowe if she had any additional information to provide.

Ms. Lowe presented a site plan to the members, depicting the locations of the proposed new wall and existing wall. She stated that the new family who has moved into this residence would like a level, safe play yard and that the wall is set back from the neighbor to the south and set back 15 feet from Hillvale. Photographs of the property were presented; a sample of the proposed Belgard Celtik was also presented.

Chairman Sanger asked if there were any questions or comments.

Mr. Chris Schmidt, 3 Hillvale, indicated that he has a retaining wall across the back of his property and now there will be a new wall. He stated he feels like he is blocked-in and that he does not believe that the existing wall would be approved by this Board today.

Ms. Lowe commented that the east wall on his side of the property is 8' high, whereas their wall is less than 4' high with landscaping.

Craig Owens asked if there is a setback requirement for front yard fences.

Jason Jaggi replied “no”; just Architectural Review Board approval.

Ms. Lowe commented that it is their objective not to see much of the wall with the incorporation of landscaping.

Chairman Sanger asked how far the house to the south is.

Mr. Schmidt indicated that it is about 30 to 40 feet.

Chairman Sanger indicated that he understands Mr. Schmidt’s objection to the existing wall, but is troubled why/how the new wall would affect him.

Marc Lopata asked how high the new wall sits above the grade of the street on the east side.

Ms. Lowe indicated that the new wall will sit about 8’ above the sidewalk (accounting for the 4’ hill plus the 4’ wall).

Scott Wilson commented that there is a surprising number of front yard walls along Wydown already.

Chairman Sanger asked if there is a specific landscape plan.

Jason Jaggi referred to Sheet 3.

Chairman Sanger asked if staff believes the proposed landscaping is adequate.

Jason Jaggi replied “yes”.

Chairman Sanger commented that this Board cannot “fix” the wall that is already there, but the new wall should be okay if adequately landscaped as proposed.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve as submitted. The motion was seconded by Scott Wilson and unanimously approved by the Board.

SOLAR PANELS – SINGLE FAMILY RESIDENCE – 8133 UNIVERSITY DRIVE

There was no one in attendance at the meeting to make a presentation.

Steve Lichtenfeld made a motion to continue this item.

Marc Lopata stated he would prefer to discuss the issue and that it is not a good idea to put these panels on the north side.

After a brief discussion between the members, Marc Lopata seconded the motion to continue. The motion passed unanimously.

Jason Jaggi announced that the Plan Commission public hearing for the adoption of the Downtown Master Plan will take place at their meeting of August 16th.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 5:50 p.m.

Recording Secretary